



**The Landmark Trust USA**  
**NAULAKHA ROOFING PROJECT**  
**REQUEST FOR QUALIFICATIONS**  
**PROJECT ARCHITECT**

**Request for Qualifications**

**Issue Date: January 17, 2025**

**Submission Closing Date: February, 18, 2025**

**Respondent Selection Date: February 25, 2025**

**Project Intent:**

The Landmark Trust USA (LTUSA) is seeking the services of a preservation architect to design and oversee the historically appropriate replacement of cedar shingle roofs at their property, Naulakha in Dummerston, Vermont.

The Naulakha complex was the estate of renowned author Rudyard Kipling and is now owned by The Landmark Trust USA and made available for overnight rental and educational opportunities, with revenue funding continued maintenance. The Shingle Style main house is surrounded by a landscaped 11-acre site and several buildings, all built in the 1890s. The unique interpretation of the Shingle Style by architect Henry Rutgers Marshall was developed in close collaboration with Kipling who infused the architecture with influences from his childhood in India. It was at Naulakha that Kipling started his family and wrote some of his best-known works including The Jungle Books.

The historically appropriate cedar shingle roof of the main house was restored in 1993, replacing a non-historic slate roof. The simple but prominent roof is a very important character defining feature of the Shingle Style as imagined and executed by Kipling. It not only reflects the materials and broad sweep of the style but also the deep, shady eave overhang reminiscent of the Indian bungalows of Kipling's youth. Kipling envisioned his

house as a ship. The sleek simplicity of the roofline contributes to this effect. The 1993 wood shingles have exceeded their useful life and must be replaced soon to avoid damage from potential leaking. Three with similar 1993 wood shingle roofs are the small, gable roofed Ice House, the octagonal, hip-roofed Gazebo, and the Pergola. The shingles on these roofs, installed years ago to match the originals, are also at the end of their useful life and are in need of replacement before they fail.

### **Organization Mission Statement**

The Landmark Trust USA, a nonprofit charitable and educational organization, preserves and restores historic properties through creative and sustainable uses for public enjoyment, education, and inspiration.

### **Organization Background**

The Landmark Trust USA headquarters is located in southern Vermont in the Town of Dummerston. LTUSA manages five restored historic properties in Vermont as short-term, whole-house vacation rentals for groups of two to eight people. The Trust's philosophy of sustainable stewardship relies on the income from short-term vacation rentals to preserve and maintain the integrity of each distinctive building. Each stay at their properties supports the core nonprofit mission, bringing new life to heritage buildings.

### **Project Scope of Work**

The 1993 wood shingles of the Main House, Ice House, Gazebo, and Pergola have exceeded their useful life and must be replaced soon to avoid damage from potential leaking.

#### **The preservation architect will:**

- Review preliminary roofing specs (included below for reference)
- Review conditions of sheathing, valleys, gutters, chimneys to determine appropriate scope of project
- Design the roof project including other components, such as chimneys and connection to drainage, as needed
- Submit 90% design to LTUSA for review and comment
- Develop bid ready construction documents (Plans and specifications).
- Assist with prequalification of contractors.
- Attend contractor walk-through and assist with bidding process
- Review submittals and mockups
- Monitor, manage, and document all phases of the roof project

**The roof project scope as preliminarily defined:**

- The project will strip the deteriorated wood roofing and inspect and repair/replace deteriorated sheathing and copper flashing.
- The new installation will be cedar shingles, installed over a breather layer and ice and water shield.
- Contractor to provide mock-ups as directed by project architect.

**Project Timeline**

- Project kick off – February/March 2025
- 90% plans to be reviewed by LTUSA - End of April 2025
- Final plans and specifications - End of May 2025
- Pre-qualifying contractors - September 2025
- Procurement - November 2025 - January 2026 (including site walkthrough with architect)
- Construction (weather permitting) - February 2026 - March 2026

**Submission Requirements:**

1. Each respondent must submit current contact information for at least three (3) client references to whom the respondent has provided goods and/or services of similar scale and scope. By submitting qualifications in response to the RFQ, each respondent authorizes The Landmark Trust USA to contact all references identified.
2. A description of the respondent's experience in designing and overseeing historic preservation projects of similar scale and which met the Secretary of the Interior's Standards for Historic Preservation Projects
3. A summary of at least two examples of projects of similar scope and purpose that the consultant has successfully completed, noting the date of completion.
4. Hourly Rate and reimbursables
5. Respondents must confirm that they carry General Liability Insurance coverage of at least \$1,000,000.

**Ownership of Research and Data:**

The Landmark Trust USA will retain full ownership and control over data collected and research produced as a result of the RFQ.

**Incurred Costs:**

The Landmark Trust USA will not be liable for any costs incurred by respondents or third parties in the preparation or presentation of qualifications or any costs arising as a result of any withdrawal, amendment, alteration, addition, deletion, or clarification of this RFQ.

**Email submissions by 11:59 pm on February 18, 2025**

**to: Susan McMahon, Executive Director**

**The Landmark Trust USA**

**[smcmahon@landmarktrustusa.org](mailto:smcmahon@landmarktrustusa.org)**

The evaluation of the qualifications shall be made without regard to race, color, sex, age, religion, national origin, or political affiliation. The Landmark Trust USA is an Equal Opportunity Employer and encourages proposals from qualified minority and women-owned businesses.

The Landmark Trust USA reserves the right to seek clarification of any qualifications submitted and to select the consultant that is best able to address the project purpose and to reject any and all of the qualifications. The Landmark Trust USA reserves the right to withdraw this Request for Qualifications, to accept or reject any or all qualifications, to advertise for new qualifications if it is in the best interest of The Landmark Trust USA to do so, and to award a contract as deemed to be in the best interest of The Landmark Trust USA.